



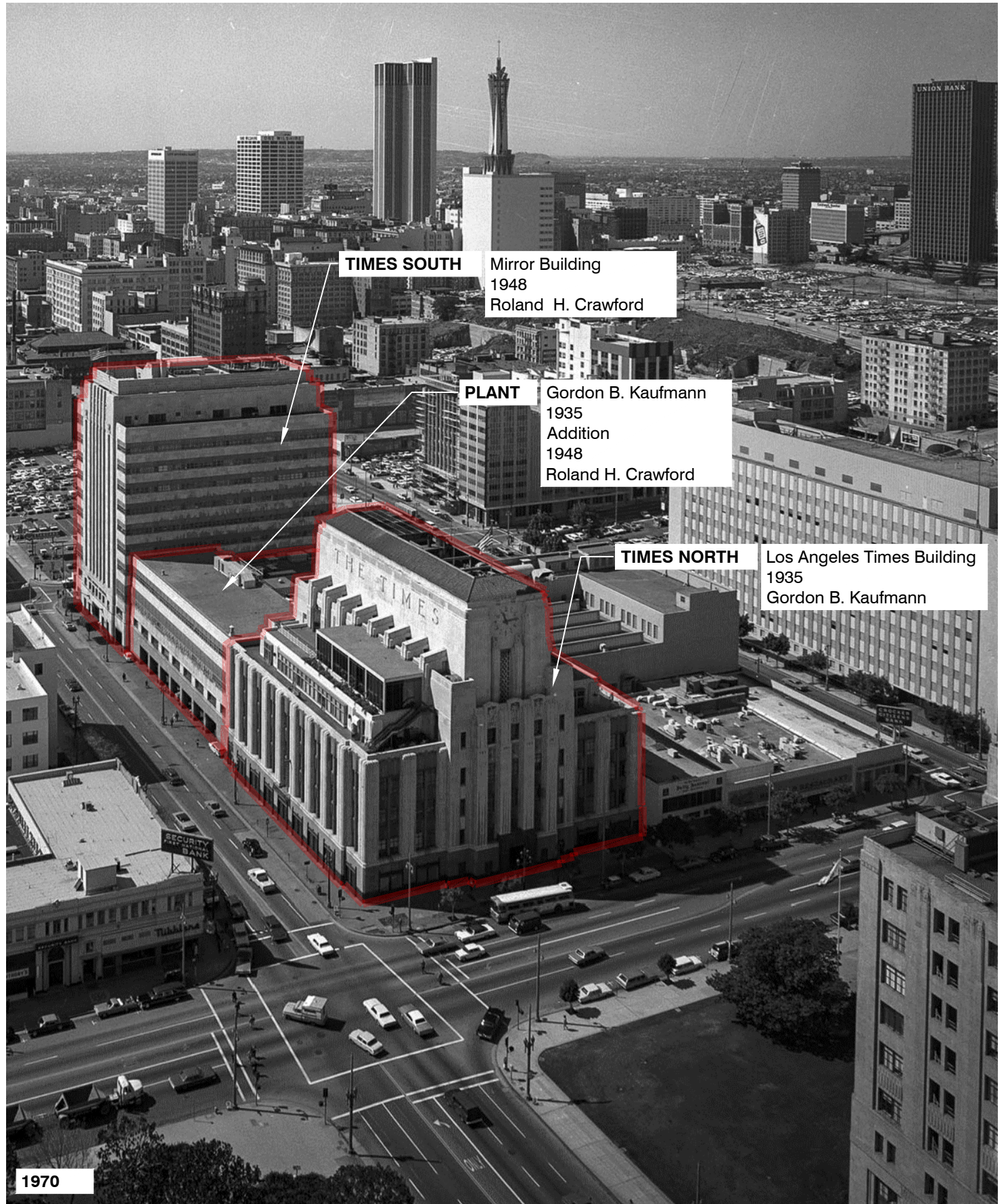
# LOS ANGELES TIMES HISTORIC BUILDINGS

J U N E 2 0 2 3

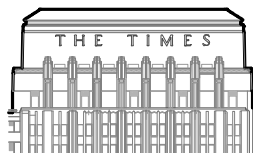




1945



1970

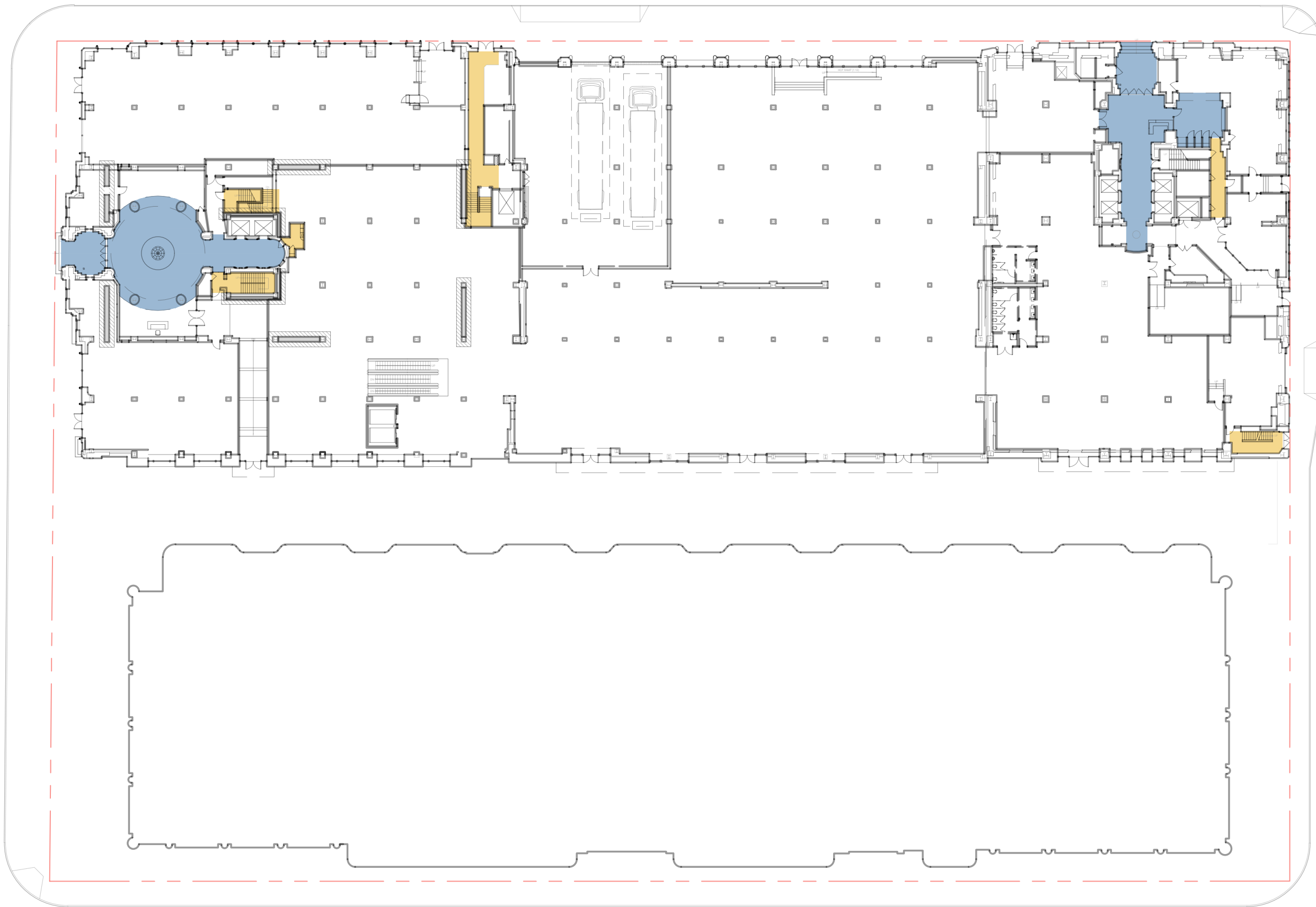


**ONNI TIMES SQUARE  
LEGACY BUILDINGS**  
*Levin & Associates Architects*



HISTORIC IMAGES

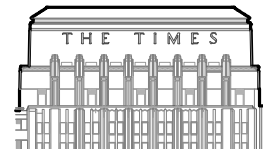
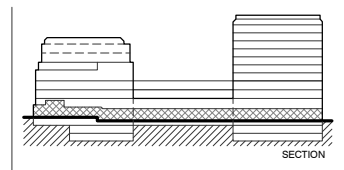
20230524





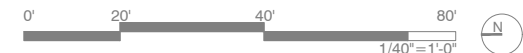
GROUND LEVEL

-  PRIMARY CHARACTER DEFINING SPACE
-  SECONDARY CHARACTER DEFINING SPACE

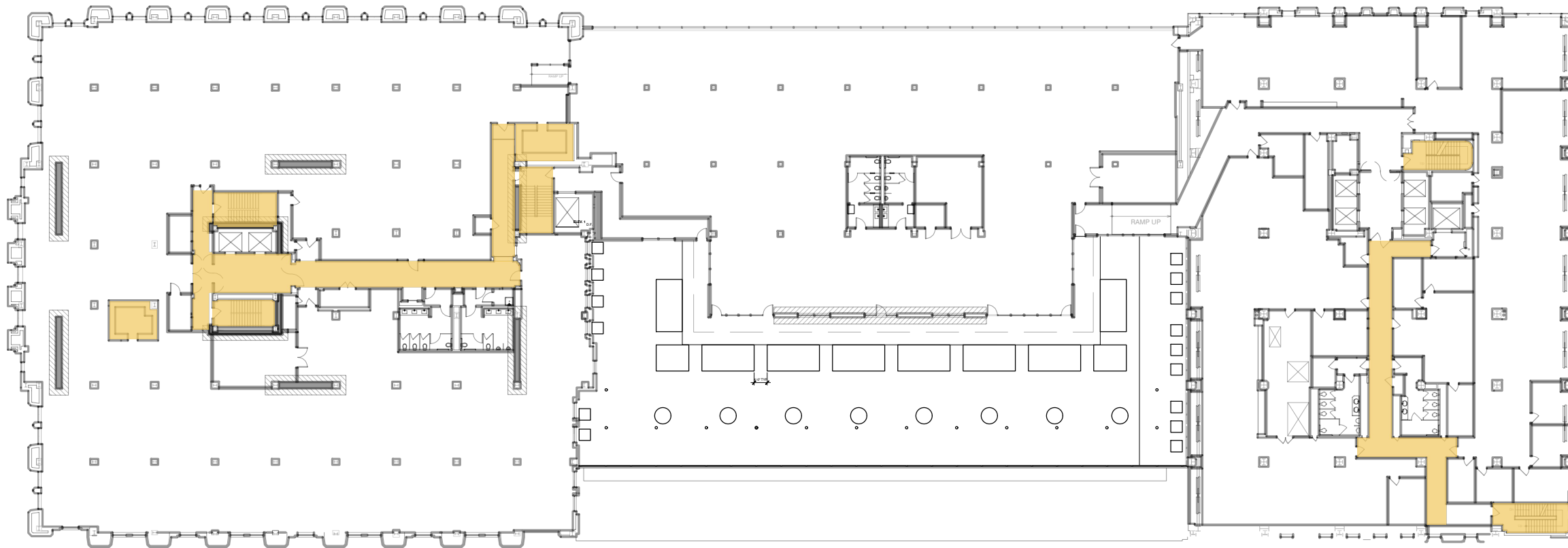


**ONNI TIMES SQUARE  
LEGACY BUILDINGS**  
*Levin & Associates Architects*

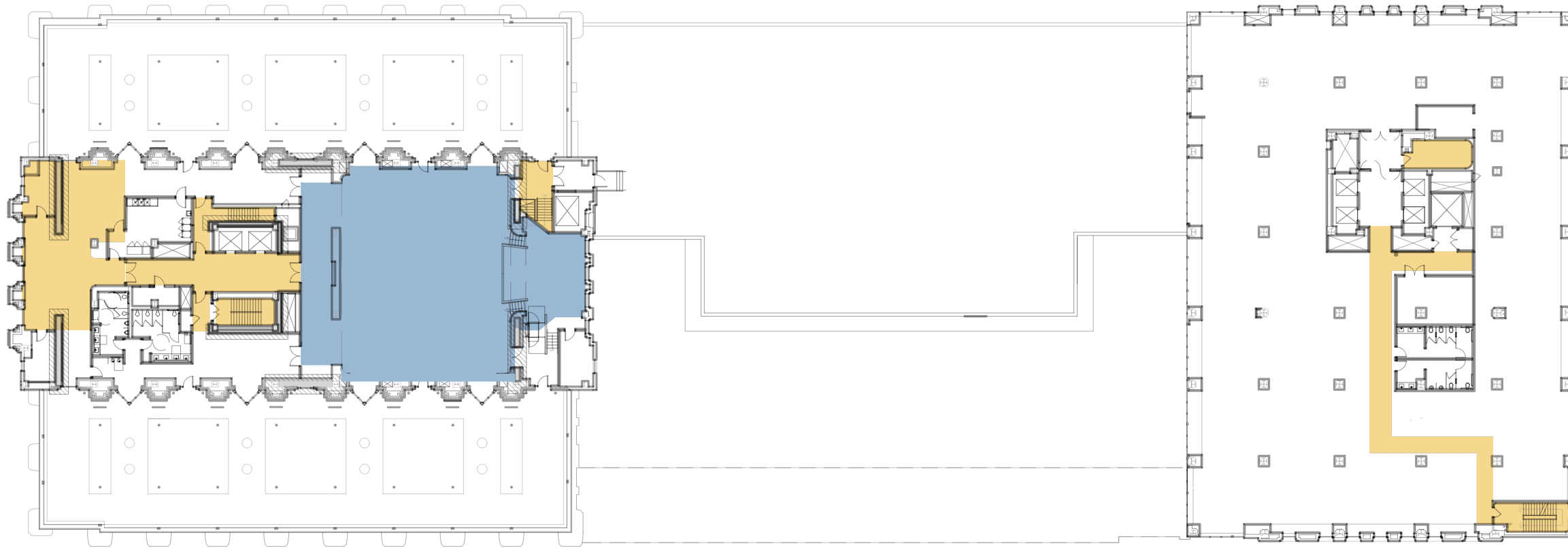
CHARACTER DEFINING FEATURES





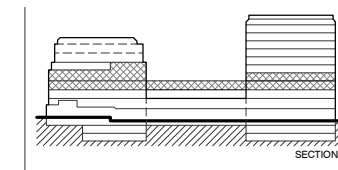


FOURTH LEVEL

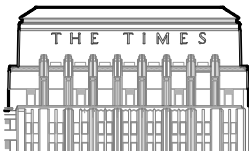


FIFTH LEVEL

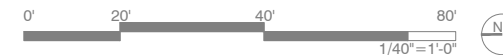
- PRIMARY CHARACTER DEFINING SPACE
- SECONDARY CHARACTER DEFINING SPACE



# CHARACTER DEFINING FEATURES



ONNI TIMES SQUARE  
LEGACY BUILDINGS  
*Levin & Associates Architects*



20230524

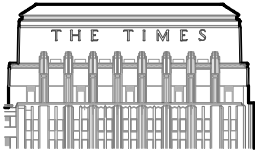




NORTH ELEVATION - 1ST STREET

TIMES NORTH

- A. CREATE "OWL" ENTRY ON 1ST / SPRING ST CORNER
- B. CREATE RETAIL / CAFE ENTRY AT PASEO CORNER
- C. REMOVE METAL WINDOW SCREENS



ONNI TIMES SQUARE  
LEGACY BUILDINGS  
*Levin & Associates Architects*





NEW ENTRY

B B A B B C

EAST ELEVATION - SPRING STREET

**TIMES SOUTH**

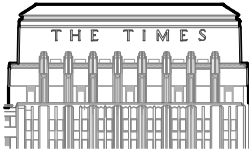
- CREATE ENTRY ON SPRING ST

**PLANT**

- A. MARKET ACCESS
- B. STOREFRONT INSERTED INTO ORIGINAL DELIVERY ACCESS
- C. ADDED LOADING DOCK WITH RAISED HEIGHT
- D. 2ND FLOOR WINDOW REPLACEMENT

**TIMES NORTH**

- RESTORATION OF LEVEL 5-6 ROOF TERRACE AND ELEVATION



**ONNI TIMES SQUARE  
LEGACY BUILDINGS**

*Levin & Associates Architects*

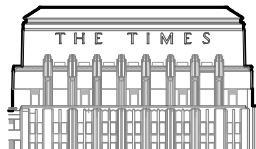




ADA ENTRY    NEW ENTRY

**SOUTH ELEVATION - 2ND STREET**

- TIMES SOUTH**
- ADA COMPLIANT ENTRIES TO RETAIL / CAFE
  - NEW ENTRY



**ONNI TIMES SQUARE  
LEGACY BUILDINGS**  
*Levin & Associates Architects*





WEST ELEVATION - PASEO

**TIMES NORTH**

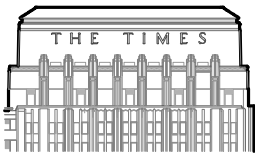
- TIMES NORTH ACCESSIBLE ENTRANCE & NEW TOWER ELEVATOR CONNECTION TO GLOBE LOBBY
- RESTORATION OF LEVEL 5-6 ROOF TERRACE AND ELEVATION
- CREATION OF COMPATIBLE PASEO ELEVATION

**PLANT**

- PLANT MARKET ACCESS
- THIRD LEVEL BALCONY
- FOURTH LEVEL AMENITY ROOF TERRACE

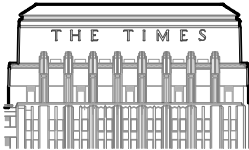
**TIMES SOUTH**

- TIMES SOUTH MARKET ENTRY
- CREATION OF COMPATIBLE PASEO ELEVATION



**ONNI TIMES SQUARE  
LEGACY BUILDINGS**  
*Levin & Associates Architects*





**ONNI TIMES SQUARE  
LEGACY BUILDINGS**  
*Levin & Associates Architects*

HISTORIC IMAGES





REPLACE



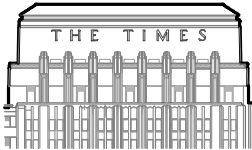
REPAIR



PRIOR TO CLEANING












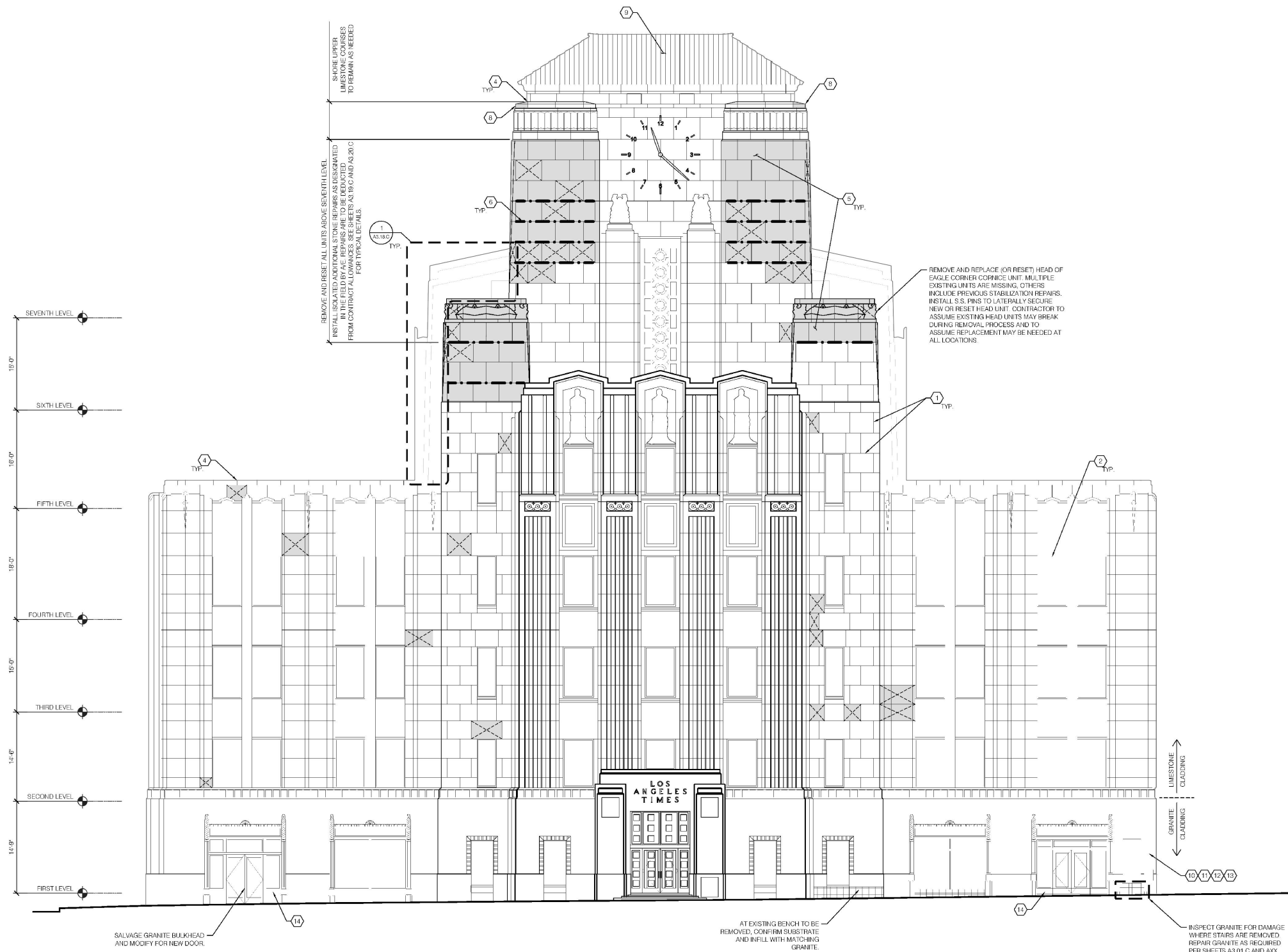
CLEANING TRIAL



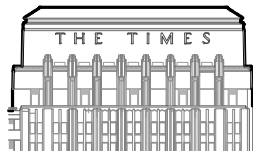


REPAIR LEGEND

-  REMOVE AND RESET LIMESTONE UNIT PER DETAIL 8/A3.19.C. ALL SALVAGED UNITS ABOVE BUTTRESS LEVEL SHALL BE ASSEMBLED AND REINSTALLED ON THE WEST ELEVATION WHERE POSSIBLE. CONFIRM PRESENCE OF CONCRETE BACK UP. REPAIR CONCRETE OR, IF MISSING, INSTALL NEW CONCRETE.
-  REPLACE DAMAGED LIMESTONE UNIT. SEE SHEETS A3.19.C AND A3.20.C FOR TYPICAL DETAILS. UNITS TO BE REPLACED SHALL BE INSTALLED ON THE EAST ELEVATION.
-  REPLACE DAMAGED CARVED ACCENT LIMESTONE UNIT. SEE SHEETS A3.19.C AND A3.20.C FOR TYPICAL DETAILS.
-  DUTCHMAN REPAIR. SEE SHEETS A3.19.C AND A3.20.C FOR TYPICAL DETAILS.
-  WALL AREA FOR LIMESTONE UNIT REPLICATION. EXACT NUMBER OF UNITS TO BE DETERMINED. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF PROPOSED COURSING LAYOUTS FOR A/E REVIEW. SEE SHEET A3.19.C FOR TYPICAL DETAILS. CONFIRM PRESENCE OF CONCRETE BACK UP. REPAIR CONCRETE OR, IF MISSING, INSTALL NEW CONCRETE.
-  AREA OF NEW CLADDING. CLADDING WILL NOT MATCH ORIGINAL OR EXISTING SIMILAR PROFILES.
-  INSTALL NEW GRANITE TO MATCH ORIGINAL PROFILES. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF PROPOSED LAYOUTS FOR A/E REVIEW.
-  REMOVE EXTERIOR PLASTER AND INSTALL NEW STUCCO SYSTEM. MATCH ORIGINAL PROFILE OF BRICK BACK UP AND CONTROL JOINT LOCATIONS. SEE SHEET A3.XX.C FOR TYPICAL DETAILS
-  REPAIR EMBEDDED STEEL SHELF ANGLE PER DETAIL 7/A3.19.C. NOTE THAT AT REPLICATED WALL AREAS, SHELF ANGLE SHOULD BE ASSUMED TO HAVE BEEN PREVIOUSLY REMOVED AND NEW HDG STEEL ANGLE SHOULD BE INSTALLED.



TIMES NORTH - NORTH ELEVATION



ONNI TIMES SQUARE  
LEGACY BUILDINGS

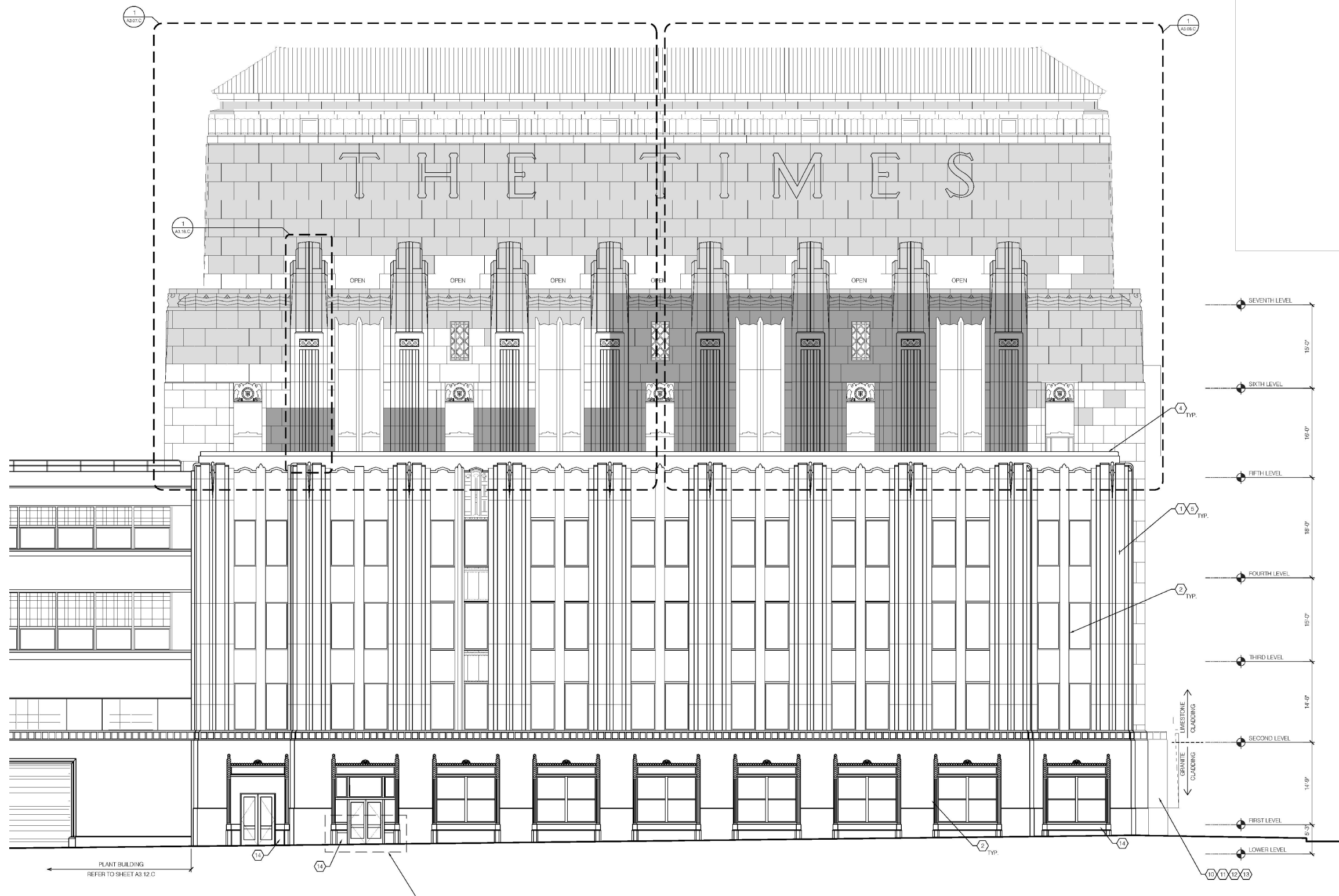
Levin & Associates Architects

WJE - CLADDING RESTORATION  
TIMES NORTH: NORTH ELEVATION

OTS 015.71










20230524

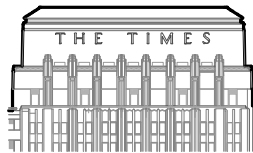




TIMES NORTH - EAST ELEVATION

REPAIR LEGEND

-  REMOVE AND RESET LIMESTONE UNIT PER DETAIL 8/A3.19.C. ALL SALVAGED UNITS ABOVE BUTTRESS LEVEL SHALL BE ASSEMBLED AND REINSTALLED ON THE WEST ELEVATION WHERE POSSIBLE. CONFIRM PRESENCE OF CONCRETE BACK UP. REPAIR CONCRETE OR, IF MISSING, INSTALL NEW CONCRETE.
-  REPLACE DAMAGED LIMESTONE UNIT. SEE SHEETS A3.19.C AND A3.20.C FOR TYPICAL DETAILS. UNITS TO BE REPLACED SHALL BE INSTALLED ON THE EAST ELEVATION.
-  REPLACE DAMAGED CARVED ACCENT LIMESTONE UNIT. SEE SHEETS A3.19.C AND A3.20.C FOR TYPICAL DETAILS.
-  DUTCHMAN REPAIR. SEE SHEETS A3.19.C AND A3.20.C FOR TYPICAL DETAILS.
-  WALL AREA FOR LIMESTONE UNIT REPLICATION. EXACT NUMBER OF UNITS TO BE DETERMINED. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF PROPOSED COURSING LAYOUTS FOR A/E REVIEW. SEE SHEET A3.19.C FOR TYPICAL DETAILS. CONFIRM PRESENCE OF CONCRETE BACK UP. REPAIR CONCRETE OR, IF MISSING, INSTALL NEW CONCRETE.
-  AREA OF NEW CLADDING. CLADDING WILL NOT MATCH ORIGINAL OR EXISTING SIMILAR PROFILES.
-  INSTALL NEW GRANITE TO MATCH ORIGINAL PROFILES. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF PROPOSED LAYOUTS FOR A/E REVIEW.
-  REMOVE EXTERIOR PLASTER AND INSTALL NEW STUCCO SYSTEM. MATCH ORIGINAL PROFILE OF BRICK BACK UP AND CONTROL JOINT LOCATIONS. SEE SHEET A3.XX.C FOR TYPICAL DETAILS
-  REPAIR EMBEDDED STEEL SHELF ANGLE PER DETAIL 7/A3.19.C. NOTE THAT AT REPLICATED WALL AREAS, SHELF ANGLE SHOULD BE ASSUMED TO HAVE BEEN PREVIOUSLY REMOVED AND NEW HDG STEEL ANGLE SHOULD BE INSTALLED.



ONNI TIMES SQUARE  
LEGACY BUILDINGS

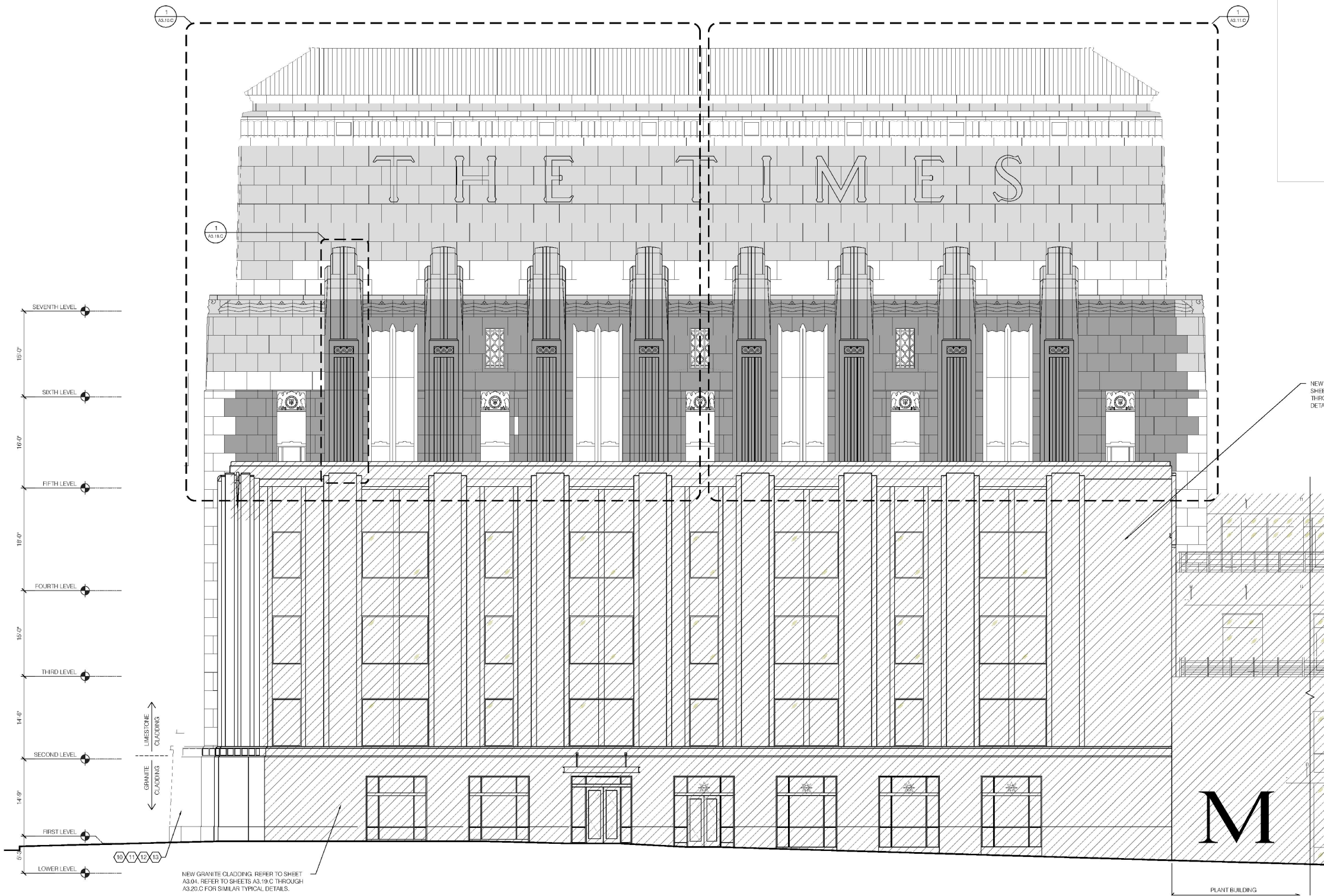
*Levin & Associates Architects*

WJE - CLADDING RESTORATION  
TIMES NORTH: EAST ELEVATION










OTS 015.72

20230524

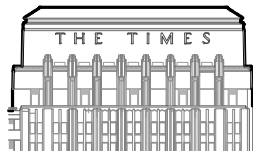




REPAIR LEGEND

-  REMOVE AND RESET LIMESTONE UNIT PER DETAIL 8/A3.19.C. ALL SALVAGED UNITS ABOVE BUTTRESS LEVEL SHALL BE ASSEMBLED AND REINSTALLED ON THE WEST ELEVATION WHERE POSSIBLE. CONFIRM PRESENCE OF CONCRETE BACK UP. REPAIR CONCRETE OR, IF MISSING, INSTALL NEW CONCRETE.
-  REPLACE DAMAGED LIMESTONE UNIT. SEE SHEETS A3.19.C AND A3.20.C FOR TYPICAL DETAILS. UNITS TO BE REPLACED SHALL BE INSTALLED ON THE EAST ELEVATION.
-  REPLACE DAMAGED CARVED ACCENT LIMESTONE UNIT. SEE SHEETS A3.19.C AND A3.20.C FOR TYPICAL DETAILS.
-  DUTCHMAN REPAIR. SEE SHEETS A3.19.C AND A3.20.C FOR TYPICAL DETAILS.
-  WALL AREA FOR LIMESTONE UNIT REPLICATION. EXACT NUMBER OF UNITS TO BE DETERMINED. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF PROPOSED COURSING LAYOUTS FOR A/E REVIEW. SEE SHEET A3.19.C FOR TYPICAL DETAILS. CONFIRM PRESENCE OF CONCRETE BACK UP. REPAIR CONCRETE OR, IF MISSING, INSTALL NEW CONCRETE.
-  AREA OF NEW CLADDING. CLADDING WILL NOT MATCH ORIGINAL OR EXISTING SIMILAR PROFILES.
-  INSTALL NEW GRANITE TO MATCH ORIGINAL PROFILES. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF PROPOSED LAYOUTS FOR A/E REVIEW.
-  REMOVE EXTERIOR PLASTER AND INSTALL NEW STUCCO SYSTEM. MATCH ORIGINAL PROFILE OF BRICK BACK UP AND CONTROL JOINT LOCATIONS. SEE SHEET A3.XX.C FOR TYPICAL DETAILS.
-  REPAIR EMBEDDED STEEL SHELF ANGLE PER DETAIL 7/A3.19.C. NOTE THAT AT REPLICATED WALL AREAS, SHELF ANGLE SHOULD BE ASSUMED TO HAVE BEEN PREVIOUSLY REMOVED AND NEW HDG STEEL ANGLE SHOULD BE INSTALLED.

TIMES NORTH - WEST ELEVATION



ONNI TIMES SQUARE  
LEGACY BUILDINGS

*Levin & Associates Architects*

WJE - CLADDING RESTORATION  
TIMES NORTH: WEST ELEVATION

OTS 015.73

20230524

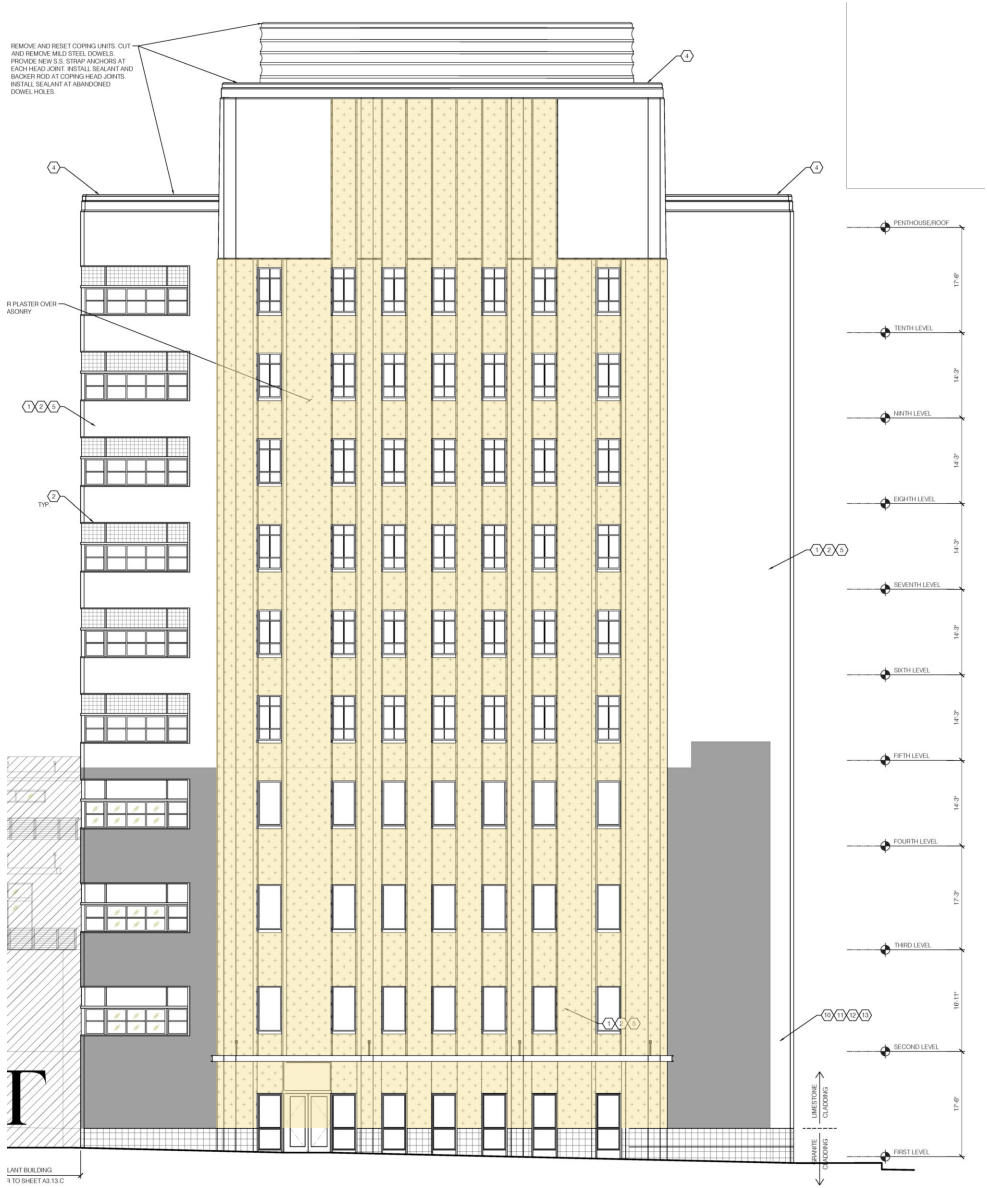




PLASTER DAMAGE



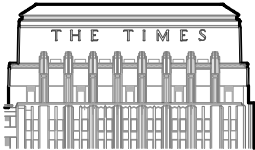
PLASTER DAMAGE



TIMES SOUTH - WEST ELEVATION

REPAIR LEGEND

- REMOVE AND RESET LIMESTONE UNIT PER DETAIL 8/A3.19.C. ALL SALVAGED UNITS ABOVE BUTTRESS LEVEL SHALL BE ASSEMBLED AND REINSTALLED ON THE WEST ELEVATION WHERE POSSIBLE. CONFIRM PRESENCE OF CONCRETE BACK UP. REPAIR CONCRETE OR, IF MISSING, INSTALL NEW CONCRETE.
- REPLACE DAMAGED LIMESTONE UNIT. SEE SHEETS A3.19.C AND A3.20.C FOR TYPICAL DETAILS. UNITS TO BE REPLACED SHALL BE INSTALLED ON THE EAST ELEVATION.
- REPLACE DAMAGED CARVED ACCENT LIMESTONE UNIT. SEE SHEETS A3.19.C AND A3.20.C FOR TYPICAL DETAILS.
- DUTCHMAN REPAIR. SEE SHEETS A3.19.C AND A3.20.C FOR TYPICAL DETAILS.
- WALL AREA FOR LIMESTONE UNIT REPLICATION. EXACT NUMBER OF UNITS TO BE DETERMINED. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF PROPOSED COURSING LAYOUTS FOR A/E REVIEW. SEE SHEET A3.19.C FOR TYPICAL DETAILS. CONFIRM PRESENCE OF CONCRETE BACK UP. REPAIR CONCRETE OR, IF MISSING, INSTALL NEW CONCRETE.
- AREA OF NEW CLADDING. CLADDING WILL NOT MATCH ORIGINAL OR EXISTING SIMILAR PROFILES.
- INSTALL NEW GRANITE TO MATCH ORIGINAL PROFILES. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF PROPOSED LAYOUTS FOR A/E REVIEW.
- REMOVE EXTERIOR PLASTER AND INSTALL NEW STUCCO SYSTEM. MATCH ORIGINAL PROFILE OF BRICK BACK UP AND CONTROL JOINT LOCATIONS. SEE SHEET A3.XX.C FOR TYPICAL DETAILS
- REPAIR EMBEDDED STEEL SHELF ANGLE PER DETAIL 7/A3.19.C. NOTE THAT AT REPLICATED WALL AREAS, SHELF ANGLE SHOULD BE ASSUMED TO HAVE BEEN PREVIOUSLY REMOVED AND NEW HDG STEEL ANGLE SHOULD BE INSTALLED.



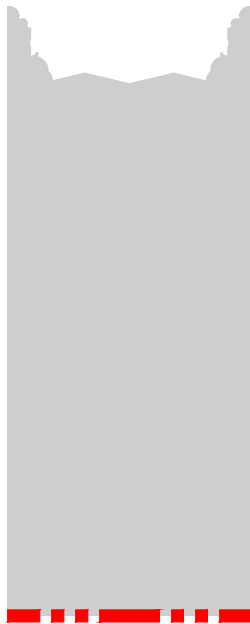
ONNI TIMES SQUARE  
LEGACY BUILDINGS  
*Levin & Associates Architects*

WJE - CLADDING RESTORATION  
TIMES SOUTH: ELEVATION

OTS 015.77

20230524





TRIANGLE WINDOW  
SIDE IMAGING

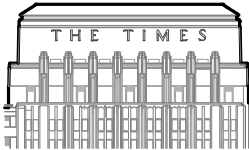
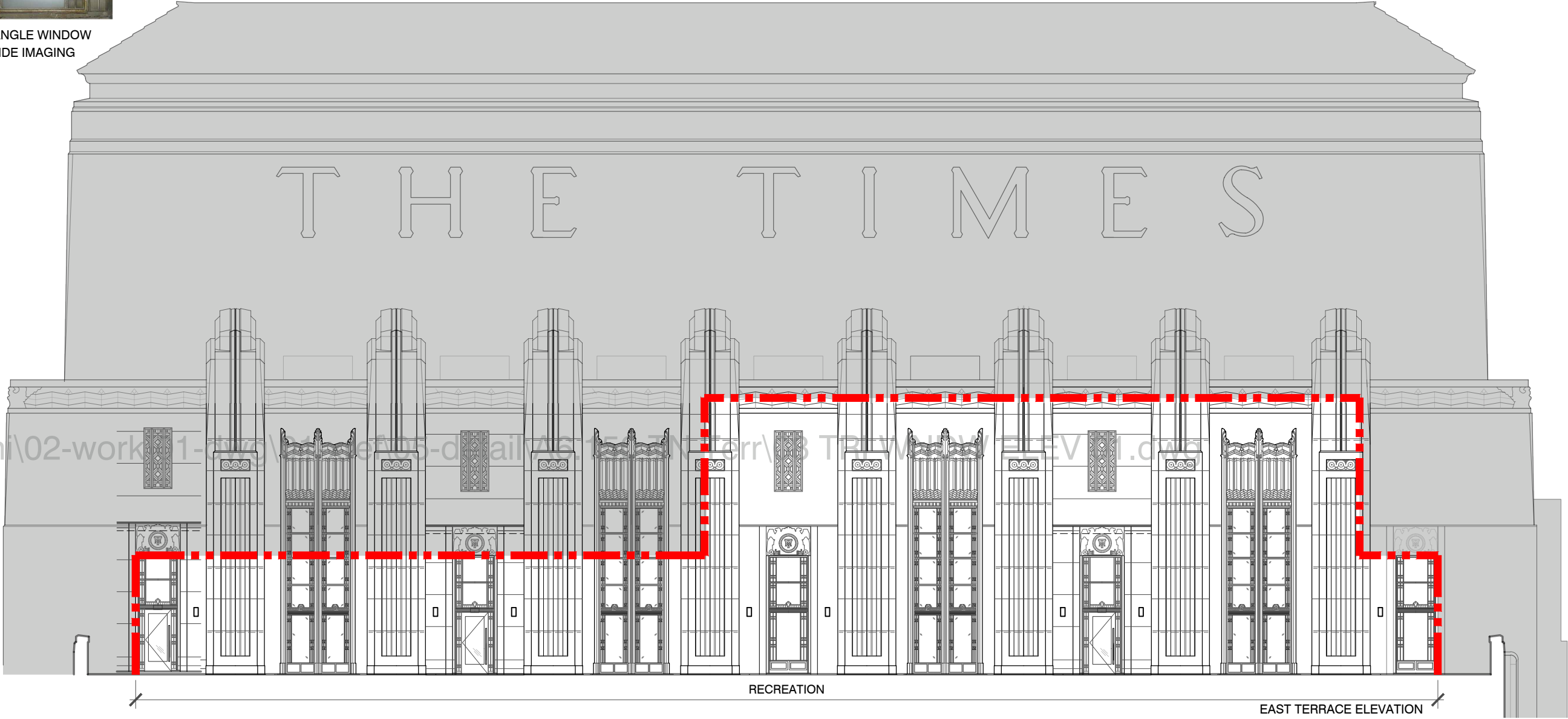


TRIANGLE WINDOW VIEW



TRIANGLE WINDOW VIEW

TRIANGLE WINDOW  
SIDE ELEVATION



**ONNI TIMES SQUARE  
LEGACY BUILDINGS**  
*Levin & Associates Architects*

EXISTING

TIMES NORTH TERRACE  
TRIANGLE WINDOWS

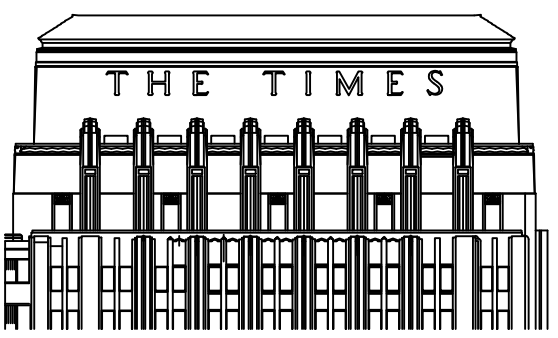
**OTS 015.81**

20230524





CLICK ON ANY IMAGE TO VIEW  
OR DOWNLOAD A 3D MODEL FILE



202 West First Street  
Los Angeles, California 90012

CLIENT

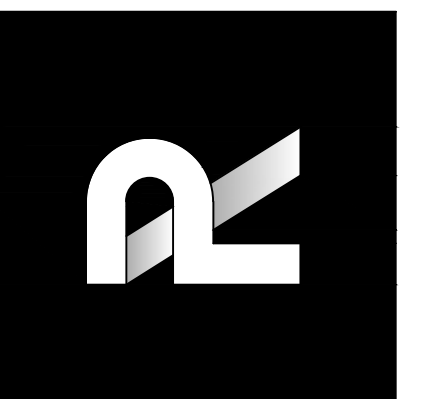


DESIGN ARCHITECT

*Levin & Associates  
Architects*

EXECUTIVE ARCHITECT

ROCKEFELLER  
KEMPEL  
ARCHITECTS



**NOT FOR CONSTRUCTION**

CONSULTANT

**AQYER**  
DEFINING THE BUILT WORLD  
[WWW.AQYER.COM](http://WWW.AQYER.COM)

## DRAWING LOG

No.	Date	
2	02.24.2023	25% Construction Documents

PROJECT NO. 42000.00

DATE 01/10/23

SCALE AS SHOWN

DRAWN BY **AW**

SHEET TITLE

**METAL DETAILS:  
BRONZE PANELS, TRANSOM  
AND TRIANGLE BAY WINDOWS**

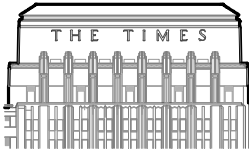
SHEET NO. \_\_\_\_\_

# A8.914





1935 - Harry and Norman Chandler



**ONNI TIMES SQUARE  
LEGACY BUILDINGS**  
*Levin & Associates Architects*

HISTORIC IMAGES

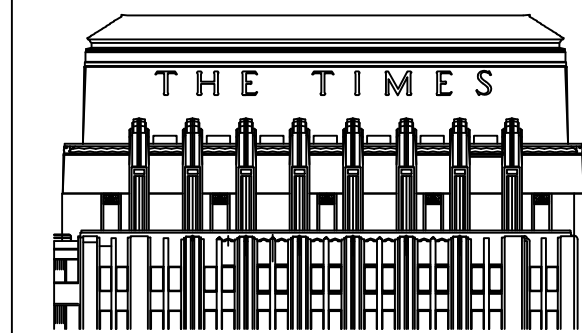
20230524





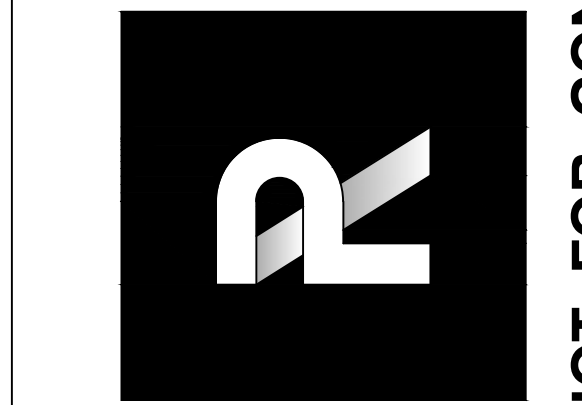
**A** SCALE 3"=1' METAL: GLOBE LOBBY ENTRANCE BRONZE PANELS

CLICK ON ANY IMAGE TO VIEW  
OR DOWNLOAD A 3D MODEL FILE



DESIGN ARCHITECT  
*Levin & Associates  
Architects*

EXECUTIVE ARCHITECT  
ROCKEFELLER  
KEMPEL  
ARCHITECTS



CONSULTANT  
**AQYER**  
DEFINING THE BUILT WORLD  
WWW.AQYER.COM

DRAWING LOG		
No.	Date	
12	02.24.2023	25% Construction Documents

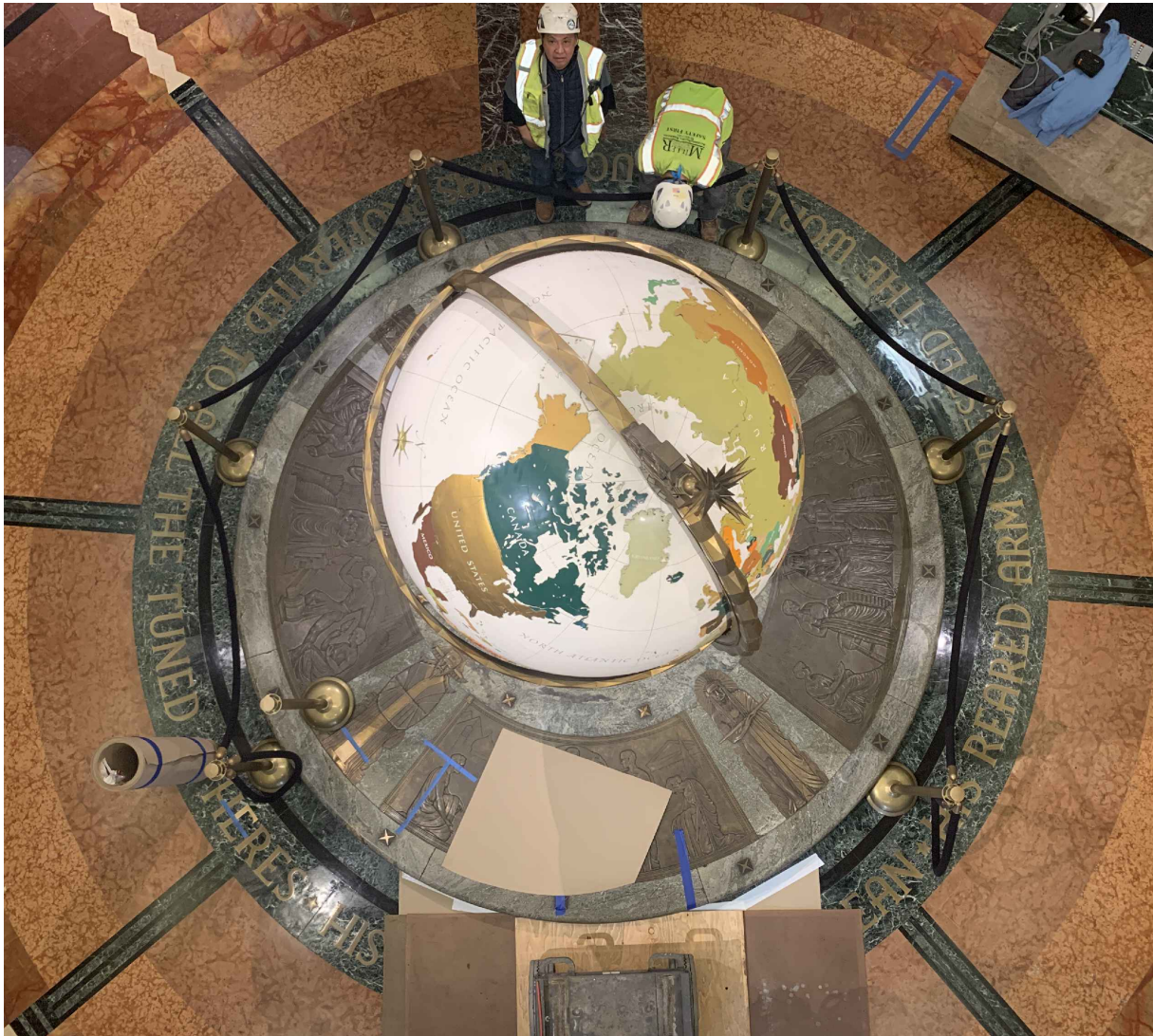
PROJECT NO.	42000.00
DATE	01/10/23
SCALE	AS SHOWN
DRAWN BY	AW

SHEET TITLE  
METAL DETAILS:  
BRONZE PANELS, TRANSOM  
AND TRIANGLE BAY WINDOWS

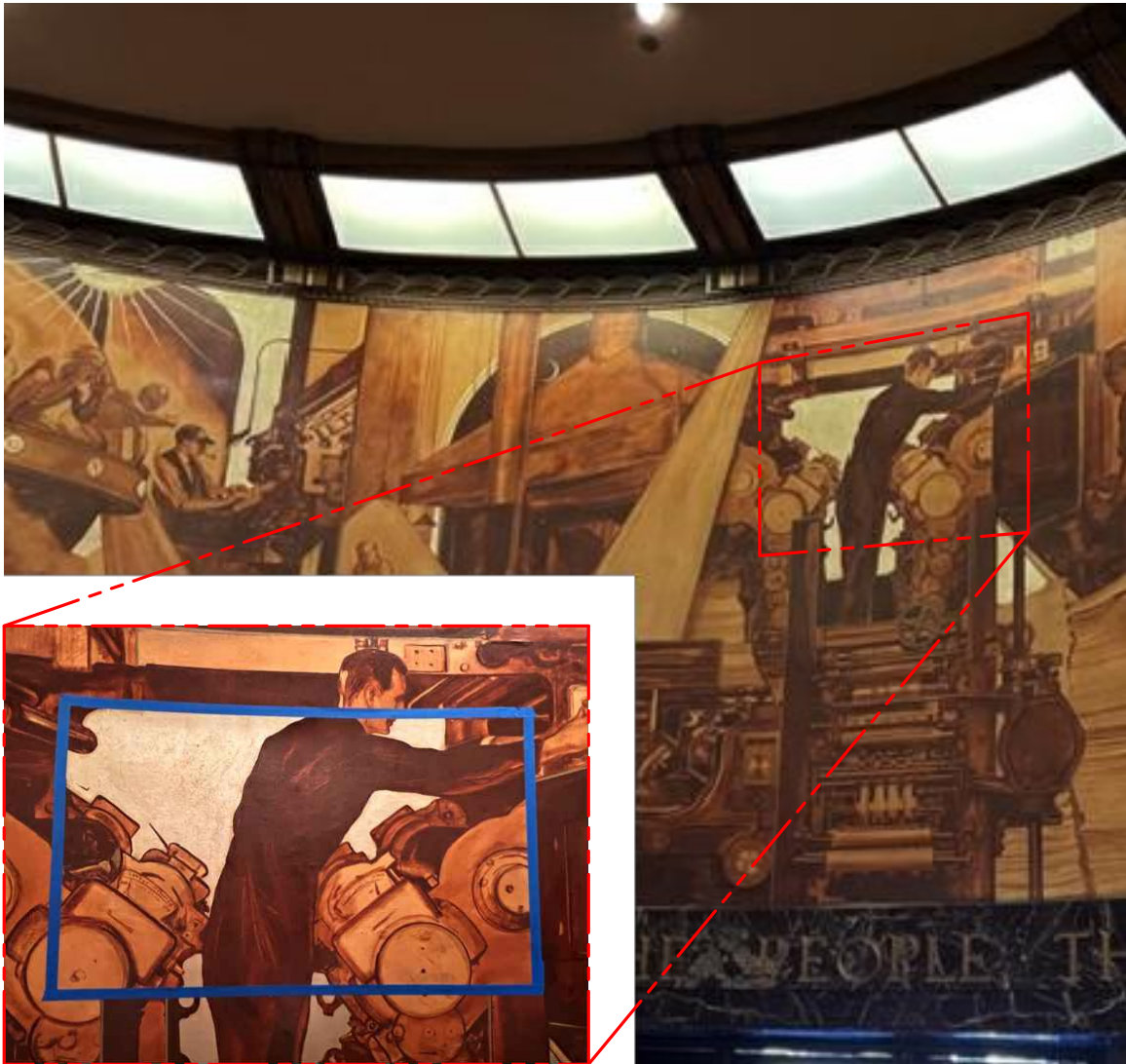
SHEET NO.  
**A8.913**

NOT FOR CONSTRUCTION



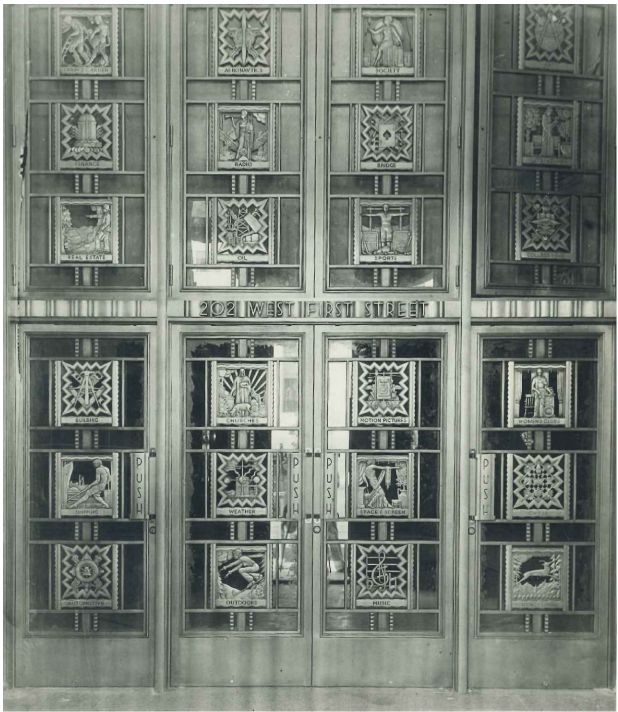


GLOBE LOBBY OVERALL FLOOR



MURAL CLEANING

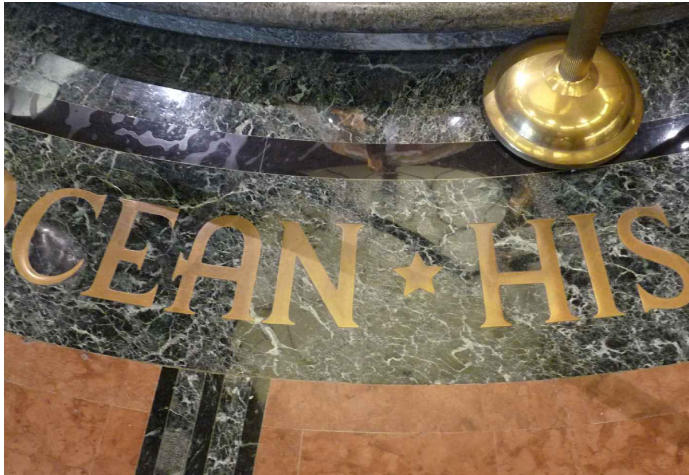
GLOBE LOBBY MURAL



CRESTS



EXISTING NEON



FLOOR INLAYS



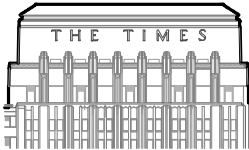
BASE RELIEF AT GLOBE BASE



EXISTING NEON



NEON TESTING



**ONNI TIMES SQUARE  
LEGACY BUILDINGS**  
*Levin & Associates Architects*

CONSERVATOR TESTING

**OTS 015.41**

20230317





**1934**

ARTIST JOHN B. SMERALDI CREATED THE FIRST ITERATION OF THE GLOBE STATUE. AS SHOWN THE GLOBE WAS HAND PAINTED SHOWN WITH DARK COLORED SEAS AND LIGHT CONTINENTS. IT RESEMBLES A GLOBE THAT YOU MAY HAVE SEEN ON A DESK OR LIBRARY OF THE TIME. YOU WILL NOTICE THAT THE STANCHIONS ARE CLOSE INTO THE GLOBE BASE.



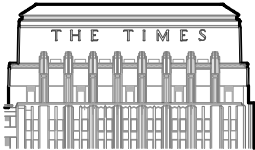
**1960s - 1970s**

ARTIST MARY SHERIDAN WAS HIRED FOR A LOBBY REFURBISHMENT. MS. SHERIDAN STRIPPED THE GLOBE BACK TO ITS ALUMINUM SHELL AND APPLIED THE CONTINENTS TO THE SPHERE, TO BE IN RELIEF. MS. SHERIDAN CHANGED THE COLOR SCHEME FOR “A NEW BRIGHTER LOOK”. THE SEAS WERE PAINTED WHITE, AND THE CONTINENTS APPEAR TO BE A UNIFORM METAL COLOR. BLACK LINES ARE ADDED TO ILLUSTRATE THE LOCATIONS OF THE FOREIGN L.A. TIMES REPORTER LOCATIONS.



**1981 - CURRENT**

ARTIST MARY SHERIDAN WAS CONSULTED ON FOR THE L.A. TIMES CENTENNIAL CELEBRATION LOBBY RENOVATION. THE CURRENT SCHEME WAS REFURBISHED BY SHERIDAN/SOLON. THE GLOBE CONTINENTS WERE OVERLAYED WITH COUNTRIES IDENTIFIED IN NAME AND BY COLOR. THEY WERE “PAINTED WITH VINYL BULYRATE WITH VARIOUS COLORED LACQUERS”. “SILK SCREENED LETTERING WITH LACQUER WAS ROLLED ONTO THE SURFACE.”



**ONNI TIMES SQUARE  
LEGACY BUILDINGS**  
*Levin & Associates Architects*

TIMES NORTH GROUND LEVEL - GLOBE  
HISTORIC PHOTOS

**OTS 110.90**

20230524





### SUMMARY APPROACH

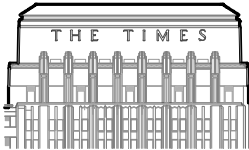
THE CURRENT CONDITION OF THE GLOBE SHOWS SIGNS OF DELAMINATION OF SOME OF THE CONTINENTS AND PAINT FAILURE IN SEVERAL LOCATIONS EVIDENCED BY PAINT THAT HAS BEGUN TO SLIP FROM THE SURFACE OF THE CONTINENTS. THE BASE PAINT IS CRACKED AND LIFTING IN SEVERAL AREAS AND SHOWS SIGNS OF SOILING AND DISCOLORATION. THERE IS NOTICEABLE LIFTING OF PAINT ON THE COUNTRIES OF ALGERIA, NIGER BRAZIL AND CHAD. THERE ARE SCRATCHES ACROSS THE SOUTHEAST US. THE GLOBES ASTROLOGICAL EQUATOR IS IN GOOD CONDITION.

ALTHOUGH THE ORIGINAL INTENT WAS TO RETURN THE GLOBE TO THE 1934 APPEARANCE TO REFLECT THE ORIGINAL PERIOD OF SIGNIFICANCE IT IS NOT POSSIBLE DUE, TO THE 1961 STRIPPING OF THE SPHERE TO BARE METAL. THEREFORE THE GLOBE WILL BE RETURNED TO THE 1961 APPEARANCE.

BASED ON CONSULTATION WITH A HIGH-PERFORMANCE COATING REPRESENTATIVE IT WAS DETERMINED THAT THE REMOVAL OF THE EXISTING PAINT ON THE CONTINENTS IS NOT ACHIEVABLE (SEE 1980 DESCRIPTION OF PAINT USED) EITHER IN PLACE OR IF THE GLOBE WERE REMOVED FROM THE SITE. THEREFORE, THE CONSERVATION TEAM'S RECOMMENDATION IS TO RETURN TO THE 1961 ITERATION OF THE GLOBE, WHICH WOULD BE DONE WITH THE GLOBE LEFT IN PLACE.

### THE PROCESS WOULD INCLUDE:

- THE EXISTING OVERLAYED CONTINENTS WOULD BE CAREFULLY REMOVED AND TRACED.
- NEW CONTINENTS WOULD BE CUT FROM PRE PAINTED MATERIAL- EITHER METAL OR PLASTIC. THE 1961 COLOR SCHEME WOULD RETAIN THE WHITE OCEANS BUT REPLACE THE CONTINENTS IN A SINGLE COLOR (TBD) WITH SILK SCREENED CONTINENT NOMENCLATURE. ELIMINATING THE INDIVIDUAL COUNTRIES.
- THE WHITE SEA AREA WOULD BE GENTLY CLEANED, BUT NOT REPAINTED.



ONNI TIMES SQUARE  
LEGACY BUILDINGS

*Levin & Associates Architects*

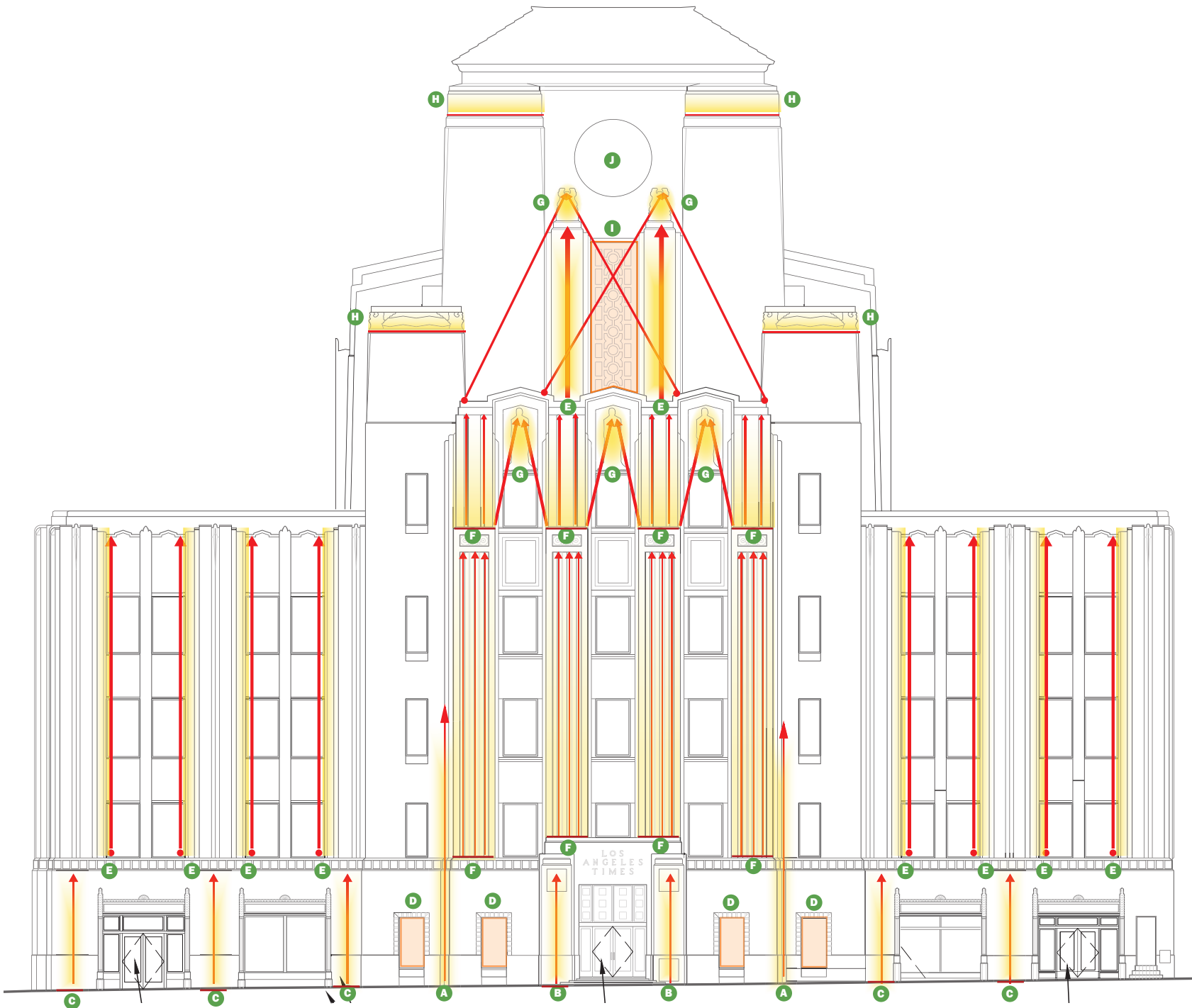
TIMES NORTH GROUND LEVEL - GLOBE  
EXISTING CONDITIONS

OTS 110.91

20230524



# Times North | First Street Historic Facade



Crown: add lighting emphasis on sculptural figures and relief

Tower Facade: add lighting to clarify the facade pattern and differentiate the varying pilasters

Base: add lighting within historic windows and at the base of the columns ingrade uplights at the main entry where the columns meet the ground.

- A

Ingrade uplights to illuminate corner on spring street
- B

Ingrade uplight to illuminate entry column surface
- C

Linear in-ground uplight to light column surface
- D

Lighting to illuminate window portal frames.
- E

Adjustable flood lights to illuminate the inside fascia of pilaster columns.
- F

Linear surface mounted projector to illuminate the front fascia of fluted pilaster columns.
- G

Adjustable flood lights to illuminate the prominent sculptural figures.
- H

Linear LED Tape to uplight decorative frieze.
- I

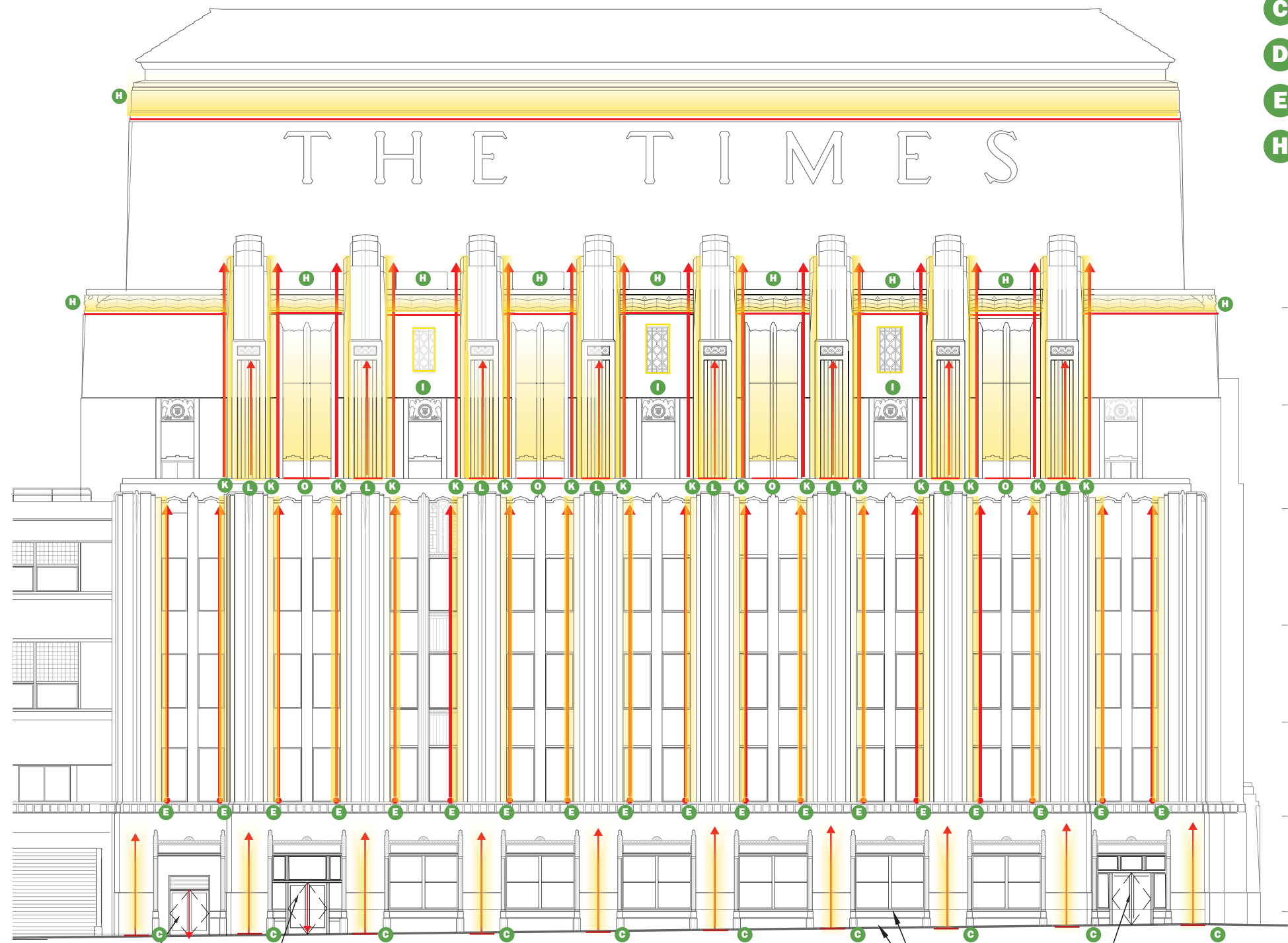
LED Panel located behind decorative grille to backlight the limestone work.
- J

Existing Neon to be accessed and either repaired or replaced in kind.





# Times North | Spring Street Historic Facade



- C** Ingrade linear uplight to illuminate column surface
- D** Lighting to illuminate window portal frames.
- E** Adjustable flood lights to illuminate the inside fascia of pilaster columns.
- H** Linear LED Tape to uplight decorative frieze.
- J** Existing Neon to be accessed and either repaired or replaced in kind.
- K** Ingrade uplights at the terrace level to illuminate the inner fascia of the pilaster columns
- L** Ingrade uplights at the terrace level to illuminate the front fascia of the pilaster columns



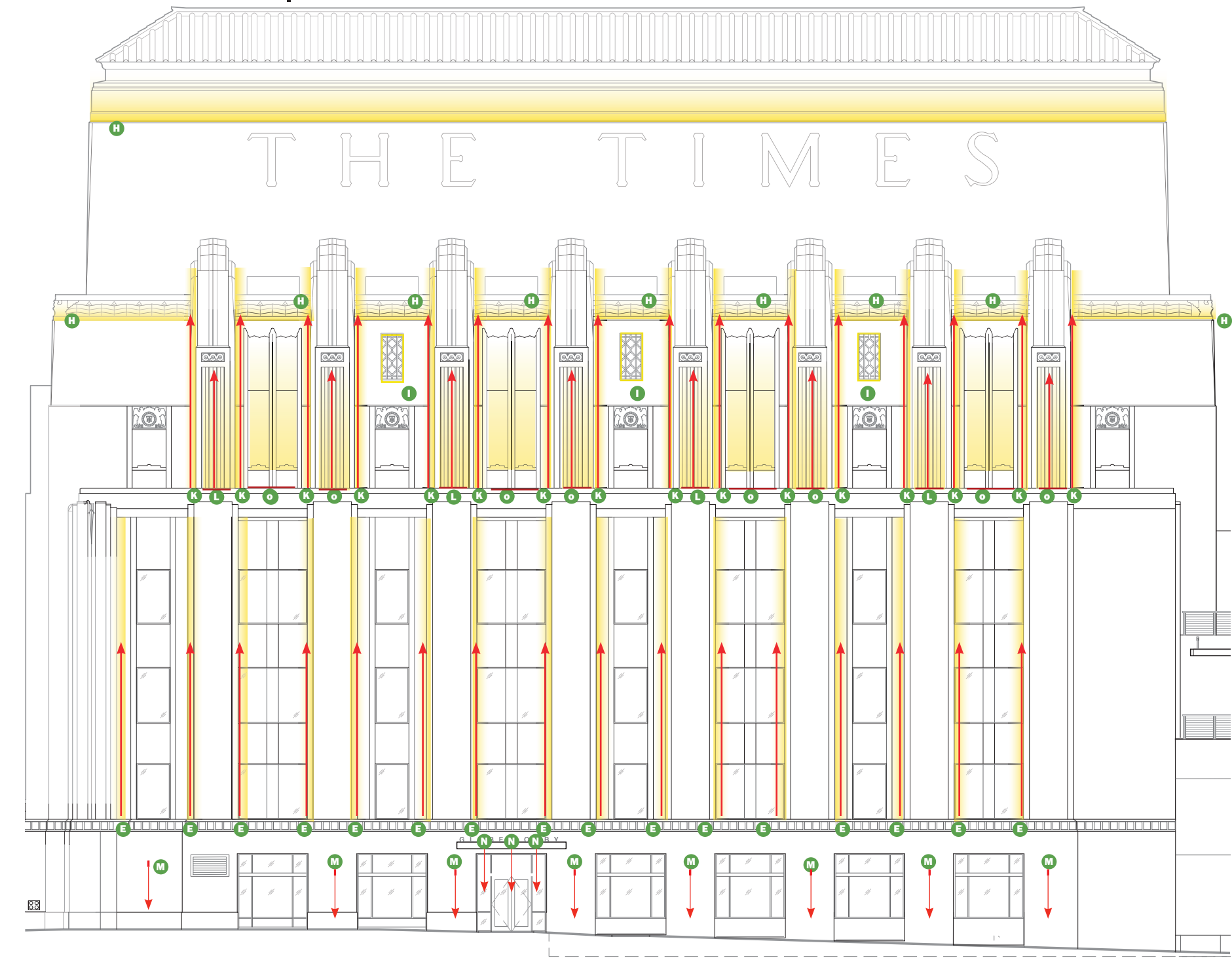
Crown: add emphasis on decorative relief

Tower Facade: add lighting to clarify the facade pattern and differentiate the varying pilasters

Base: add lighting within historic windows and at the base of the columns ingrade uplights at the main entry where the columns meet the ground.



# Times North | Paseo Historic Facade



- E** Adjustable flood lights to illuminate the inside fascia of pilaster columns.
- H** Linear LED Tape to uplight decorative frieze.
- K** Ingrade uplights at the terrace level to illuminate the inner fascia of the pilaster columns
- L** Ingrade linear uplights at the terrace level to illuminate the front fascia of the pilaster columns
- M** Wall mounted cylinder downlights to illuminate the facade and paseo.
- N** Recessed downlight on canopy

Crown: add emphasis on decorative relief

Tower Facade: add lighting to clarify the facade pattern and differentiate the varying pilasters

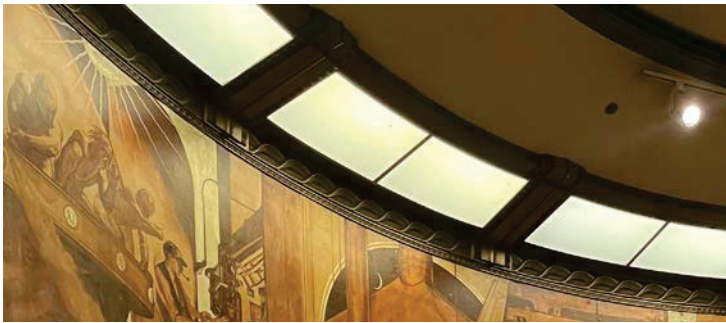
Base: add lighting within historic windows and at the base of the columns ingrade uplights at the main entry where the columns meet the ground.



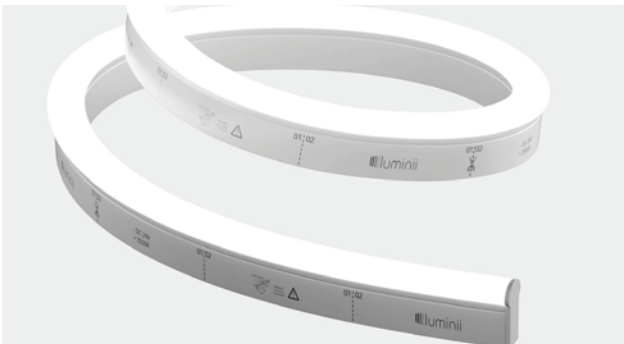
# Globe Lobby

FKA recommends the following lighting improvements for the historic lighting fixtures located in the Times North Lobby. Additional investigation per each historic fixture will be required including on site examination of the current condition of the historic fixtures.

CB  
Refer toHistoric Light  
Fixture for details



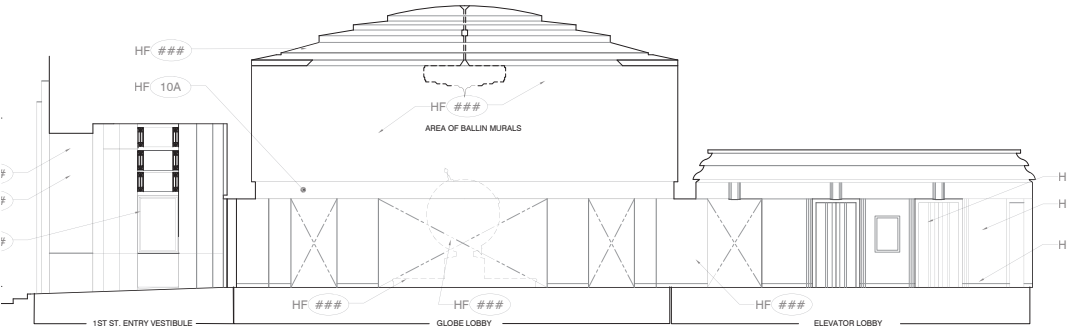
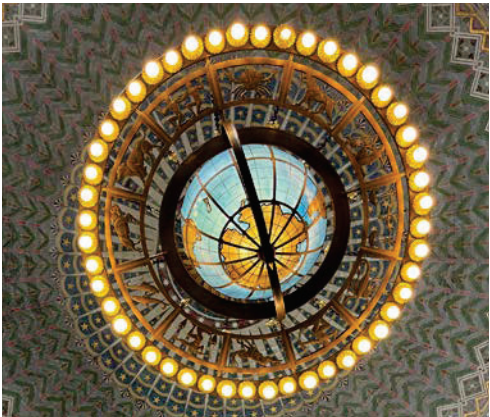
CC  
Refer toHistoric Light  
Fixture for details



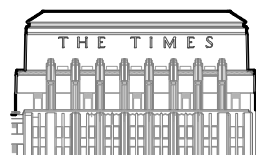
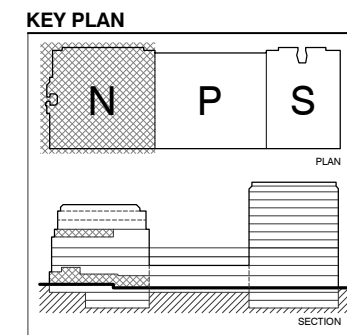
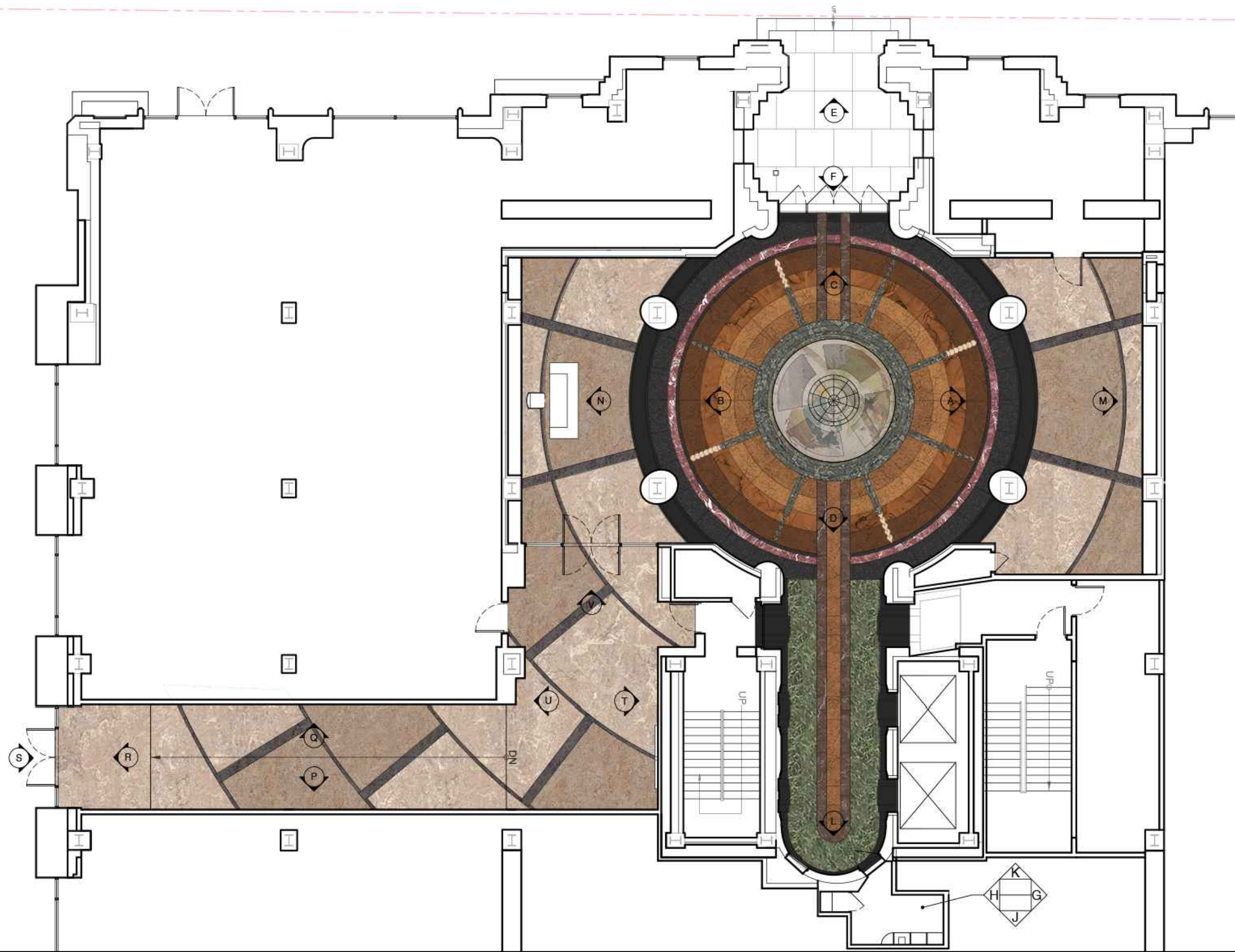
CD  
Refer toHistoric Light  
Fixture for details



CH In the center of the room  
if a decorative lighting fixture  
is desired FKA recommends  
that the decorative  
chandelier that is larger than  
the diameter of the globe  
and made of numerous small  
globe light sources to diffuse  
lighting throughout the  
lobby. It is also our  
reconemdnation to add  
linear lighting in the new  
light shelf







ONNI TIMES SQUARE  
LEGACY BUILDINGS  
*Levin & Associates Architects*

TIMES NORTH GROUND LEVEL - ENTRY  
PLAN

OTS 115.20

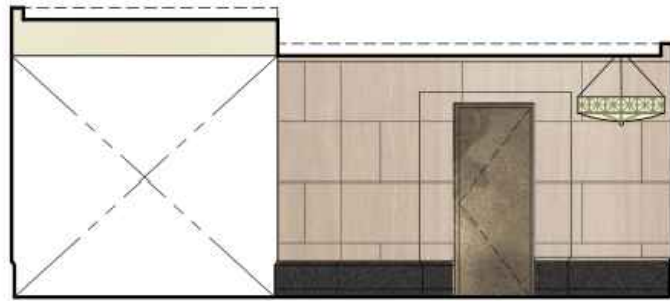


20230524

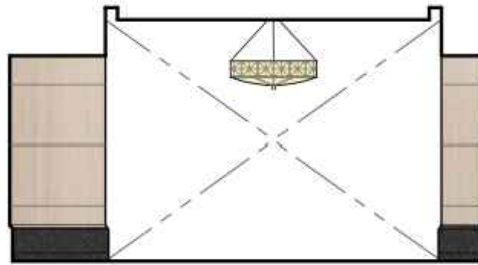




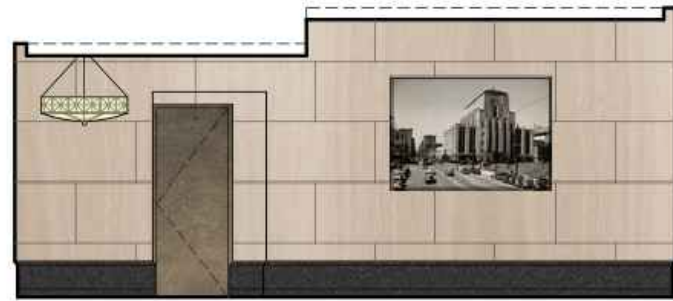
H. ENTRY INTO GLOBE LOBBY - NORTH ELEVATION



F. WEST ELEVATION - INTO CAFE



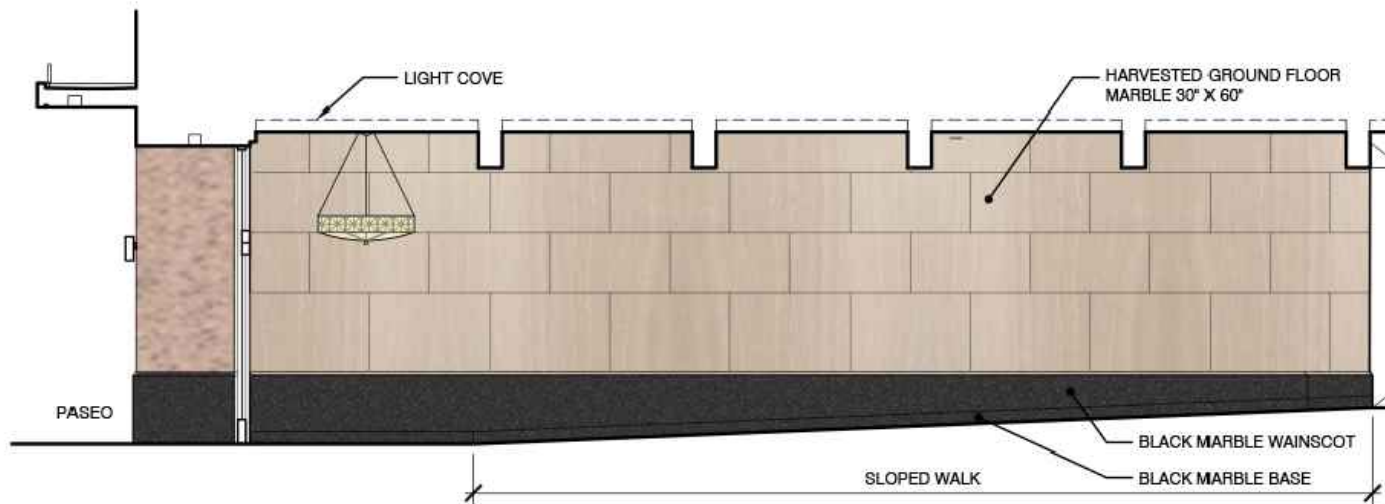
G. ENTRY - SOUTH ELEVATION



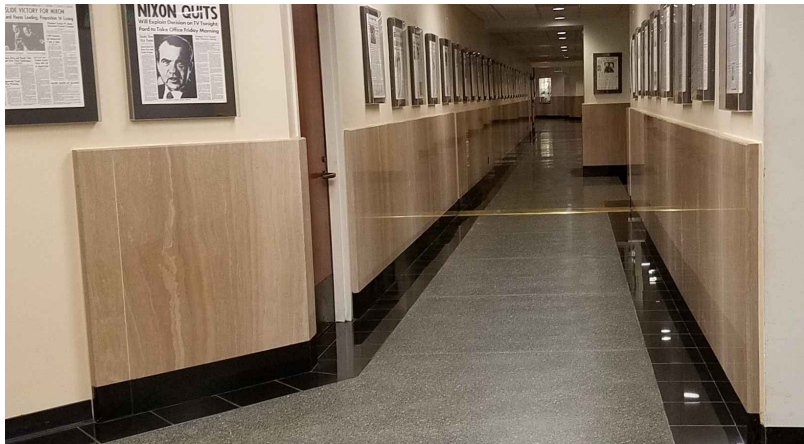
E. ENTRY - EAST ELEVATION



D. ENTRY - EXTERIOR ELEVATION



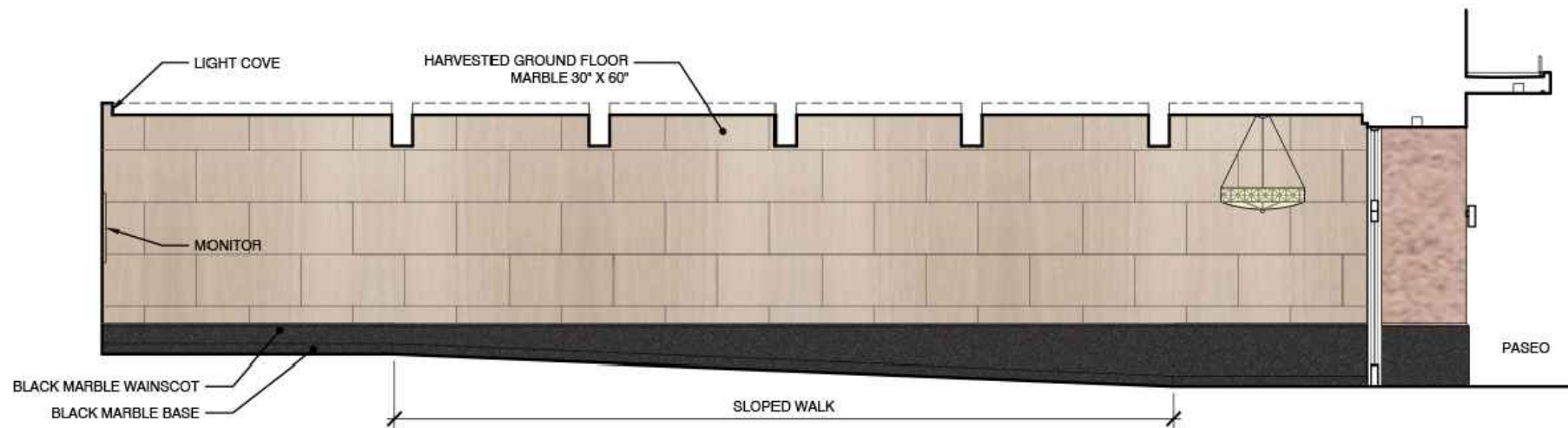
B. PASEO ENTRY - NORTH CORRIDOR ELEVATION



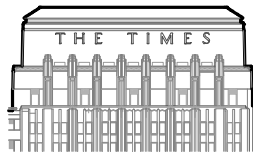
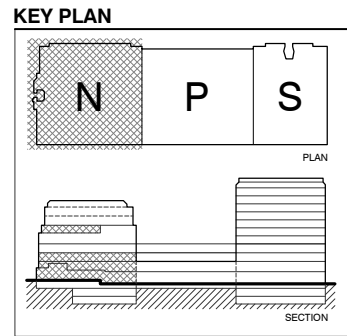
RECLAIMED EXISTING CORRIDOR MARBLE



C. INTERIOR PASEO ENTRY/EXIT



A. PASEO ENTRY - SOUTH CORRIDOR ELEVATION



**ONNI TIMES SQUARE  
LEGACY BUILDINGS**  
*Levin & Associates Architects*

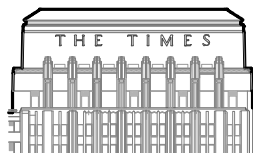
TIMES NORTH GROUND LEVEL - ENTRY  
ELEVATIONS

**OTS 115.41**

0' 4' 8' 16'  
1/8" = 1'-0"

20230524





**ONNI TIMES SQUARE  
LEGACY BUILDINGS**

*Levin & Associates Architects*

**TIMES NORTH - ENTRY  
VIEW FROM PASEO ENTRANCE**

**OTS 115.90**



20230524